RENTAL CHARGES FOR HOMES SHOW TENDENCY TO GO HIGHER Readjustment Now Taking FRAME BUILDING Place Favors Home

Strong Sentiment Against More Than Six Per Cent Realty Mortgages.

Building.

dation now in progress have brought recessions in the prices of nearly every commodity of life, it is of the utmost significance that rents have not receded generally, and that the tendency of prices for and that the tendency of prices for housing accommodations is toward higher levels, thus making more substantial the income from prop-erty," says a statement from S. W.

"It is also noted that a well-de- or through fined sentiment against a higher in-terest rate than 6 per cent for first-class real estate mortgages is

making itself felt.
"Unquestionably a far-reaching and permanent readjustment of income from real estate investments is taking place. It is a fact gener-ally conceded that in many in-stances and localities income from improved property previous to the war was too low. Estates and large holders of realty were in such cases not able to secure a return commensurate with the income de-rived from many other forms of in-

"An indefinite continuation of these conditions would mean a slowing down of the building industry, and the present readjust-ment of rental income, therefore, is a very favorable indication, and will help the entire housing situa-tion and real estate market. Safeguard Property Rights.

"While there has been a great mount of public agitation against the present range of rents, it must be borne in mind that any condi-tions or influences, whether they be lagislative or economic, which have

ble must be done to encourage the flow of capital through these chan-

seeking investment is safety. Ef-forts, therefore, to attract capital at exorbitant rates of interest must necessarily be viewed with distrugt. The two great dangers of a too high interest rate may be epitomized as follows:

Danger to Future Security. "First. A corporation paying an inflated price for capital is endangering its future security. The purchasing power of the dollar is just about one-half what it was five years ago, which means that a cor-poration must borrow twice as much money to meet the same ends as was the case half a decade ago. If, in addition, it pays an inflated interest charge, it is influiging in practices that must weaken the

financial structure and place the safety of its obligations in jeopardy. "Second. Exorbitant interest rates necessarily encourage profiteering. Thus, where too high a rate is paid to attract capital it necessarily means unjust and inflated reas be-yond the ability and willingness of

the ultimate effect of diverting capital from building investments to other channels, simply impose ad-"The tendency, therefore, to keep

FOR RENT—FURNISHED WYOMING AVE. NEAR 18TH ST.

Brick; Twelve rooms and three baths; hot water heat; elec; beautifully furnished.

One Year Lease, \$400.00 per month. CLEVELAND PARK.

Detached; Eight rooms and two baths; elec; gas; hard-

\$250.00 per month. Want Offer. NEAR 18TH AND EYE STS.

Downtown: Eight rooms and bath, a. m. i., beautifully nished. Will lease to August 1, 1921 at lease to August 1, 1921 at

\$160.00 Per Month. BILTMORE STREET.

Ten rooms and two baths, steam heat. Elec., gas; Pos-

Rent, \$250.00 per month. CONN. AVE NEAR DUPONT CIRCLE.

Beautiful modern brick house, ten rooms and three baths, hot water heat, elec., excellent condition, beautifully furnished Six Months' Lease, \$350.00 per month. BELMONT ROAD NEAR 18TH ST.

Twelve rooms and three baths, hot water heat, elec., gas, enclosed sleeping porches, screens, awnings, etc. A-1 condition \$225.00 per month. Want Offer.

Office of

GRAEME T. SMALLWOOD 729 Fourteenth Street

738 15th St. N. W.

THOMAS J. FISHER & CO. Incorporated.

Main 6830.

Main 6830.

Consult Our Sales Department.

Petworth (vacant).

Semi-detached. House contains 6 rooms, reception hall and bath. Has gas, electric lights and hot-water heat. Lot is 25x140, 35,000 sq. ft. to a 10-ft. alley. We are offering this property for a quick sale.

> Price, \$7,500. On Q Street N. E.

Splendid 2-story house containing 6 rooms and 1 bath, well heated. Lot is 16x95 with 16-ft alley. Occupied by owner. Inspection can be had through this office only. Reasonable terms to purchaser.

\$6,500.

Corner Store and Apartment.

On L street northeast. Comparatively new brick building. All modern improvements. Property is in good condition. Lot is 20x100, 2,000 square feet. Immediate possession to purchaser.

\$7,000.

Central Northwest.

Suitable for rooming house. On K street near 12th. Large English basement. Containing 17 rooms and 2 baths. Steam heat. Lot is 100 feet deep. Building occupies entire lot.

\$11,500.

On Euclid St. West of 14th.

Vacant. Two stories and attic, containing eight rooms (four bedrooms) and bath; has gas and electricity and is heated by hot water. Lot has ample space for garage. Can be seen at any time by appointment through this office. Property clear of any trust and reasonable terms can be arranged

\$12,500.

Newton Street.

. West of Fifteenth street. Very attractive, detached frame, 2-story and attic; slate roof. Property in excellent condition; occupied by owner. House contains 10 rooms, bath and lavatory, gas and electricity and heated by hot water. Very desira-ble lot, being 50x220 feet to a 15-ft. alley. Large garage. Convenient terms

\$20,000.

THOMAS J. FISHER & CO.,

738 15th St. N. W.

IN THREE TYPES Details Outlined in New Book Issued by Lumber

Frame construction, unlike the various other types of construction used in the erection of small buildings, has grown from various miscellaneous types, which were devel-

been issued by the Architectural and Building Code Service of the flow of capital through these chan-nels of investment and not divert it elsewhere through adverse legis-lation which would stop progress or through unsound financing or through unsound mancing attempt is made to escaping any or the property of these three types as ideal and standard. This would be inadvisable and impracticable at pressenting investment is safety. Efforts, therefore, to attract capital satisfactory in combination with another type.

Various principles of economy in design and safety in construction of frame buildings are illustrated in "Frame Construction Details," as well as specific methods of fire stopping and of decreasing fire hazard.

It is the hope of the National

Lumber Manufacturers' Association to introduce the book into architec-tural schools and colleges where there has been strong demand for such information. It is also being in-troduced to building inspectors, ar-chitects, engineers, draftsmen and lumber manufacturers and distribu-

conservative figure will redound to the ultimate benefit of the entire

building situation.
"In addition to the readjustment of property income now in progress other factors are tending to keep rents at present levels. In the first place, taxation has been growing continually heavier and there is no immediate indication that these charges will become lighter, as all governmental bodies are being operated at greatly increased costs. "In the second place, we are continually developing better standards

of living. Better Environment Demanded.

"Finer buildings, more extensive improvements and conveniences, and a better environment are con-tinually being demanded by the public. It is because of this restpublic. It is because of this rest-less impulse that civilization has advanced through the medium of the arts and sciences, and these conditions will continue as long as human nature remains unchang-These increased comforts and conveniences must mean corre-spondingly increased prices. We also must remember that the cost

"The tremendous housing shortage, said to approximate some 2,-000,0000 homes throughout the naimportant bearing on rents and the income from property. It is to the best interests of the public that this

PROPERTIES SOLD

Hedges and Middleton Report Week's Sales of

\$106,000.

The sale of several residence properties, totaling \$106,000, was reported closed this week by Hedges

and Middleton, Inc. In the list of transactions nego-In the list of transactions nego-tlated through this firm was a large stone residence in the downtown section, located at 1414 Sixteenth

a three-story brick, containing ten rooms and two baths, was pur-chased by Mrs. Louise F. Kautz from Mrs. Annette W. Bayley. It

is understood that the purchaser will hold same for investment pur-John Francis, jr., sold No. 9 Hesketh street, Chevy Chase, Md., to Mrs. Edna L. C. Barteman. The house is entirely detached, on a large lot, and contains eight rooms and bath, hardwood floors and trim, electric lights and hot-water heat. This sale was made in connection with the office of Bradley, Beall and

Howard, Inc. Another Chevy Chase property— at 3928 McKinley street, being one of a group completed several years ago by Boss and Phelps-was sold for Ben T. Webster, a member of that firm, to Lieut. Comdr. William W. Smith, who will occpuy the same as his home.

A two-family apartment building. at 1741 North Capitol street, was purchased by Gustav H. Dahlke from Mrs. R. W. Fred. This building, having five rooms on the first floor and six on the second, will be partly occupied by the purchaser.

HIGH LUMBER PRICES HAVE STOPPED WASTE

The recent higher prices of lumber have done more than any single factor to eliminate waste," says a prominent lumberman. "When lumber was selling for a great deal less than it now brings in the markets.
and at many times far less than it was intrinsically worth, the opera-tor could afford to bring only the best logs of the tree from the for-est to be manufactured into lumber. The other less valuable logs were left to rot and waste. Now that prices have become more fairly remunerative, the land can be cleared down to the smaller top logs.

"So concerned has the manufac-

turer of lumbes become in this type of industrial conservation that to-day comparatively little mill refuse is burned or destroyed. This closer utilisation of the waste material is the greatest measure of conservation ever put into effect, and it is the direct result of the fact that the public is now paying the lumber manufacturer more nearly than heretofore the actual worth of the product."

IN THE REALM OF REALTY



Realtor and builder, is one of the leaders among those who have done much for the development of the National Capital into a city of home-owners. He has been engaged in the real estate and building business here for the past eighteen years. A native of Loudoun County, Va., he was educated there and spent his youth and early manhood on the farm of his father. Later he engaged in farming at Poolessille and Kensington both in Montgomery. in farming at Poolesville and Kensington, both in Montgomery County, Md. He gave up farming, however, to seek a business career and came to Washington, first in the selling end of the real estate field and later engaged in building. Some of the finest homes in the city stand as monuments to his planning and development. He is a member of the City Club, Board of Trade and of Masonic hodies.

Spring Will See Stoppage of Home **Building Here Unless Conditions** Change, Says Builder.

building in this city will come money, and none of them is in busi-to a complete standstill by spring ress for that. to a complete standstill by spring unless builders are given more encouragement to go ahead, said Charles E. Wire, in discussing the local house shortage situation yesof operating buildings is much terday. This will be particularly higher than formerly was the case. true of home-building, he said. With

the difficulty being experienced in getting money for building operation, also will continue to have an tions and with restrictive legislation forever staring realtors in the face, hardly anything else but a

speedily as possible and the various developments heretofore outlined lend encouragement to the belief that a great revival of building soon will begin to manifest itself."

"Kight can go around the control only small home-building operations only small home-building operations only spring one will not even see these unless there is a complete change of conditions. The people change of conditions. The people change of experience settless are will come from the fact. "As long as people are in this

It is the law of supply and demand. There is a shortage of homes today, but by spring the supply of homes will be even shorter than it is today.

Materials Not Lower.

"Assuming that building material prices show a tendency to decline in the spring, and I, for one, do not believe that they will, the people will wait longer until they stop 2 inch by 2 inch strips running

The purchaser of this property also sold through the same firm a farm at Centreville, Va., containing 312 acres. This was transferred to a party whose name was withheld.

Premises 1805 Nicola and the cost of the materials. If prices are falling, with this fact before him, he will not undertake any building. He will wait until the prices are stabilized. "Then what happens. The supply of homes by the cost of the materials. If prices are falling, with this fact before him, he will not undertake any building. He will not undertake any building. Then what happens. The supply of homes by the cost of the materials. 2 acres. This was transferred to party whose name was withheld. Premises 1805 Nineteenth street, three-story brick, containing ten will go in the market for materials, creating a demand there, and prices again will go up. It all gets back to the law of supply and demand, which is the cause of prices today, and it is a ·law which legislation cannot overcome

"Houses that are built under present-day costs of materials and labor cannot be sold any cheaper. The builder would have to lose

dertaken. Garages are about the only structures for which permits now are being issued. A talk with any of the firms which handle building materials will convince any one that there is a minimum of build-ing going on now, with the great possibility that it will entirely stop in the spring unless there is a very great change."

Floor Construction Survives Fire Test

A test panel, representing a wood joisted floor of an ordinary type generally have the erroneous belief that prices of real estate will come down. Nothing could be further from the fact. used in construction of dwellings, when subjected to flames and temperature around 1700 degrees Fahthe builders might just as well stop building until the public sees its mistake and begins to seek homes.

Association and the Associated Association and the Associated Metal Lath Manufacturers, Inc.

The test panel, which was built over a gas and air furnace, was 13 feet by 16 feet. The joists were two inches by ten inches in size and spaced 16 inches on centers. Over steeled at 1414 Sixteenth street. This property, containing fourteen rooms and four baths, with all modern improvements, was sold for Ethel M. Rutty to Clara B. Mc
ditions no builder was a was 1 inch by 4 inch gresses. "For he will have to receive a price based on the cost of the materials. If prices are falling, with terials. If prices are falling, with metal lath and a finished with metal lath an parallel to the joists and placed di-rectly over them. The finished floor was 1 inch by 4 inch dressed and The floor was loaded to its calculated capacity for ordinary dwell-

ings.

The object of the test was to determine how long the protection afment plaster ceiling would prolong the life of an ordinary wood floor under load when exposed to fire rom below. The results exceeded the expecta-

tions of the lumbermen and the reest, later to be issued by the derwriters Laboratories, should be of value to lumber trade extension

FOR RENT—UNFURNISHED

RHODE ISLAND AVE. NEAR 15TH ST. Brick; fifteen rooms and four baths; hot-water heat; elec; hardwood floors; recently remodeled; two-car garage. \$300.00 per month.

MASS. AVE. NEAR 14TH ST. Fifteen rooms and three baths; hot-water heat; elec; gas;

hardwood floors; open fireplaces; two-year lease for \$300.00 per month. CALIFORNIA ST. NEAR 18TH. Twelve rooms and three baths; steam heat; elec: hard-

wood floors; convenient to several car lines. Lease \$150.00 COLUMBIA ROAD, WEST OF 16TH ST.

Fifteen rooms and two baths; hot-water heat; elec; gas; hardwood floors; excellent condition. Lease for \$250.00 per month. Want offer. HARVARD ST. BET. 13TH AND 14TH. Brick; ten rooms and two baths; steam heat; elec; sleep-porches; good condition. \$160.00 per month on years lease

DETACHED BUNGALOW—CHEVY CHASE, D. C. Nine large rooms and bath; hot-water heat; elec; gas; hardwood floors; sleeping porches; built-in garage; lease for one year or longer at \$100.00 per month. PETWORTH.

Two-story colonial brick; six rooms and bath; hot-water heat; elec; hardwood floors; double rear porches; practically PARK ROAD NEAR 16TH ST.

Three-story colonial brick; nine rooms and two baths; hot-water heat; elec; hardwood floors; four porches; large lot to alley; new paper and paint; \$150.00 per month.

Office of GRAEME T. SMALLWOOD 729 Fourteenth Street

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LUMBERMEN HELP HOME BUILDERS

Henry K. Holsman, secretary of the samong materials men, whethere will be a merican Institute of Architects, its that was their purpose or not the American Institute of Architects, its that was their purpose or not the American Institute of Architects, and that the chief hindrance to house construction Committee, and that the chief hindrance to house construction today was the popular belief that there existed the monopolistic fixing of prices of materials and the fixing of prices of materials and the fixing of prices of materials and the fixing of prices of money and all other good business men "check up," says the Lumber Bulletin. Inventories are taken, the books closed, and plans made for the new of jurisdictional lockouts and strikes and the help's cost of money and commissions. Asked for the remotive in hotels. If men see that their employers will not build homes the protection by the government to take stock of his sales possibilities and to formulate a definite selling plan, because after all, of what use are inventories and bookkeeping systems if there is no business.

Careful study of conditions during the past year discloses several significant degelopments. The house ing shortage will not be cured by housing corporations, investigating committees and special legislation.

The question was put directly to Western red cedar shingles were first shipped into the widdle went

ing shortage wiff not be cured by housing corporations, investigating committees and special legislation. To paraphrase a famous saying, the way to build homes is to build homes is to build homes. Because of the uncertainties homes. Because of the uncertainties a popular belief that the association of finance, labor and materials, the of finance, labor and materials, the building of a home the past year has been so difficult that few in-dividuals have had the courage to attempt it, yet realty operators of-fering for sale well built homes at fair prices consistent with present costs have usually had little diffi-

costs have usually had little dimculty in selling the completed home
on satisfactory terms.

Most significant of all from the
retailer's standpoint is the fact that
lumber dealers who have been willing to render to the would-be home
builder a service which is comparable to that of the realty operator
when he sells the completed home,
have had no serious lack of business. This "service-all-the-way"

sists of the following definite steps: Educational publicity, trade premo-tion methods, making the loan, se-lection of the plan, arrangement with the contractor, and furnishing each step in the building of a home as easy as is humanly possible.

It will not be necesary for the dealer to exercise all of these func-tions in every case. Local condi-tions and the customer's own re-quirements will make an individual problem. The dealer who wants to make business good in his locality now and in the future, and to do business on a body state is not dicbusiness on a besis that is not dic business on a busin that is not dic-tated by the keenness of competi-tion, will do well to check his serv-ice facilities against the preceding outline, step by step, and ask him-self what he and his business are doing to help the housing situation in his community. in his community.

WOOD SHINGLES CAUSE OF FEW FIRES IN 1919

The slight fire, hazard from the appropriate use of wooden shingles is shown in the sixth annual report of the State Fire Marshal of South Dakota for 1919, and has all the Dakota for 1919, and has all the more significance as these figures come from a State, no city of which has an unfair shingle ordinance. According to this report, fire causes in 1919 were divided as follows: 31.97 per cent lighting; 11.03 per cent, defective stoves, furnaces, boilers, etc.; 10.16 per cent, exposper cent, defective chimneys and coals: 2.28 per cent, defective chimneys and coals: 2.28 per cent, defective elec-

Other causes were enumerated, most of them contributing but slightly to the total fire less.

WOULD CONTROL BUILDING WITH NEW BUREAU HERE

N.L. SANSBURY CO., Inc.

PRICE 66,000 — VACANT AND ready for immediate occupancy. An unusually attractive home contain-ing six large rooms and tiled bath; electric light; in fine condition; good let to wide alley. A real good buy at this price.

PRICE \$8,000 FACING SAUL'S AD-DITION. A thoroughly modern two-story brick residence of six rooms and bath; bot water heat; recent light; large yard to alley Possession can be had immediately In A-1 condition.

PRIOR \$0.000 AN EXCEPTIONAL opportunity to obtain a substantially built nine-room house, situated in the downtown section of Northwest within easy walking dis-

PRICE SIG MO OF REIGHTS JUST off 14th street. A modern and up bath; hot water heat; electric light; oak Soors; laundry trays in cellar; deep lot to alley. Immediate pos-session. A good value.

Price \$18,000 A Beautiful New Residence, Center Hall Plan, in delightful section of Chevy Chase just off Connecticut avenue; nine rooms; two well-appointed baths; hot water heat; electric light; hardwood floors and trim; double garage; lot 90x120; early possession. Can be purchased on very convenient terms.

PRICE \$11,000 WEAR 18TH AND PARK ROAD, A distinctive Mt. Pleasant, residence containing nine well arranged rooms and tiled both; hot water heat; frost and rear porches; ample room for gar-age. In fine condition. Early pos-resides. An inspection will be worth your while.

MT. PLEASANT, just one-half block from Fourteenth street car line. Ten rooms, two baths; steam best; in perfect condition. Large lot to paved alley. Immediate pos-

PRICE \$15,000 MT. PLEASANT. A type of house rarely offered at this price. Nine rooms, two boths; hot water heat; electric light; ecreens and awnings; frontage of 22 feet; in A-1 condition. Owner will give early possession.

PRICE \$18,000—A SPLENDID DE-tacked brick residence located to desirable section of Toronto.

N.L.SANSBURY CO., Inc.

Start the New Year in An Apartment of Your OWN



N EARLY 300 families now live in apartments that they have bought, or are buying, under the Walker Co-operative Plan

If YOU are looking for a desirable apartment of from 3 rooms and bath to 8 rooms, 2 baths, have us show you these apartments and explain the advantages of the Walker Go-operative Plain as well as ItS ECONOMY.

Apartments are selling in this latest building, as follows: 3 Rooms, Bath and Porch-

\$4,300 to \$4,500. Cash Paymenta, \$1,400 to \$1,500. Total monthly payments, \$41.04 to \$42.60.* 4 Rooms, Bath and Porch-

\$5,800 to \$6,000. Cash payments, \$1,800 to \$2,000. Total monthly payment, \$82.40 to \$56.80.* 5 Rooms, Bath and Porch-

\$7,400 to \$7,500. Cash payments, \$2,500 to \$2,600. Total monthly payments, \$69.72 to \$73.84.* 8 Rooms, 2 Baths and Porch-

\$12,000. Cash Payment, \$4,000. Total monthly payment, \$113.60.*

Other Desirable Apartments in

RUTLAND COURTS 1725 17th Street N. W. Cash payments, \$1,000 to \$1,500.

Cash payments, \$1,000 to \$1,300.

Total monthly payments,
\$24.95 to \$43.16.

Rooms and Bath 44,100 to \$5,000. Cach payments, \$1,400 to \$1,700. Total menthly payments, \$45.45 to \$56.65.*

1526 17th Street N. W.

Cash payment, 5000.

Cash payment, 5000.

Total monthly payments, 51,500.

Sile5 to 531,55.

ome and Bath—61,500 to 53,500.

Total monthly payments, 5000.

Total monthly payments, 525.50 me and Bath—64,100 to 54,500.

In payments, 51,600 to 51,600.

Total monthly payments, 51,600 to 51,600.

Total monthly payments, 54,600 to 51,600.

given for all four of thee buildings INCLUDE your proportionate shape of taxes, beat, water, light, ianitor service and similar expenses, all interest and a substantial curtail on the principal.

Have us show the apartments you are interested in, and give you full particulars.

THE AVONDALE 1734 P Street N. W.

Cash payment, \$1,700. Total monthly payment, \$54.50.

Rhome and Bath \$4,000 to \$5,000. Cash payments, \$2,000 to \$2,000. Total monthly payments, \$62.50 to \$85.51.

Cash payments, \$4,000 to \$4,500. Total monthly payments, \$125 to \$160.62.* Many of the apartments

Allan E. Walker & Co., Inc.

813 Fifteenth St., Southern Building

THE LANDINGT-1791 Lanier Place N. W.

"The monthly payments

THE CAVANAUGH

Cash payments, \$2,500 to \$2,500.

Total monthly payments,
\$78.25 to \$78.12*

are ready for IMMEDIATE OCCUPANCY

Originators of the perfected Co-operative Plan in Washington.